



Honeystones 1 Driffield Road
Driffield
YO25 3AE

TO LET

£725 pcm

3 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

Honeystones, 1 Driffield Road

Driffield

YO25 3AE

ENTRANCE HALL

With straight flight staircase to first floor. Mains smoke alarm. LED central light fitting. Laminate flooring. Glazed doors to:

LOUNGE

18' 3" x 12' 0" (5.57m x 3.67 [into alcove]m)

With dual aspect windows. Central light. Two radiators. Carpet.

DINING KITCHEN

18' 4" x 2' 3" (5.59m x 3.69 [max]m)

Stainless steel sink with mixer tap. Plumbing for washing machine. Built-in electric oven and ceramic 4-ring hob. Cooker hood. Breakfast bar with mirrored wall and downlighters above. Vinyl floor tiles. Full range of built-in cupboards. Tiled splashbacks. Downlighters. Radiator.

REAR PORCH

With tiled floor and central light fitting. Door to rear garden and door to

WC

With tiled floor and central light fitting.

Timber door to:

COAL STORE

WASH HOUSE

10' 2" x 7' 4" (3.1m x 2.26m)

With original features. No floor covering.

LANDING

Open views to surrounding countryside. Built-in cupboard. LED central light fitting. Mains smoke alarm. Carpet. Radiator. Doors to

BEDROOM 1

12' 9" x 11' 8" (3.91[max]m x 3.56[max]m)

Dual aspect windows. Built-in cupboard. Carpet. Central light fitting. Curtain pole*. Radiator.

BEDROOM 2

11' 11" x 11' 1" (3.65m x 3.38 [max]m)

Carpet. Built-in cupboard. Central light fitting. Curtain pole*. Radiator.

BEDROOM 3 (REAR)

9' 1" x 8' 6" (2.77m x 2.61m)

Carpet. Radiator. Central light fitting. Curtain pole*.

BATHROOM

9' 2" x 6' 6" (2.81m x 1.99m)

White suite comprising panelled bath with "Triton Martinique" shower over, wash hand basin and low level WC. Towel rack*. Vinyl flooring. Downlighters. Extractor fan. Radiator. Mirror*

GARDEN

Lawned garden to the front and lawn to the rear with metal shed*. Blue, brown and green bins. Open country views.

PARKING

There is a concrete driveway with off-road parking for a number of vehicles.

CENTRAL HEATING

Air source heat pump providing heat to radiators.

DOMESTIC HOT WATER

Provided by the air source heat pump.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated Band D.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £725.00

Damage Deposit: £835.00

Total: £1560.00

SERVICES

Mains water and electricity. Private drainage. It is the responsibility of the tenant to arrange telephone and television connections.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required.

However, the landlord is not responsible for the replacement or repair of these items.

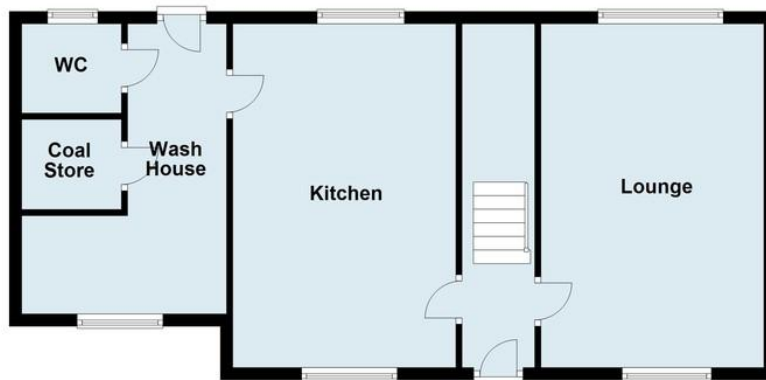
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

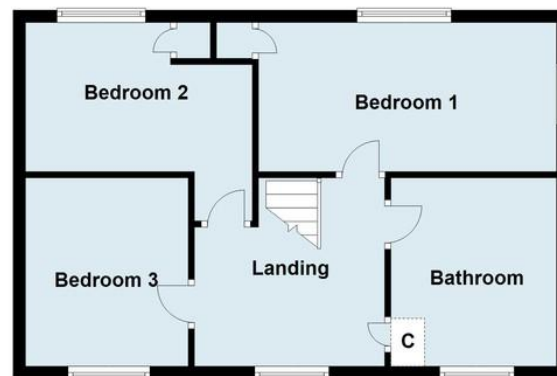
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 88 sq m

Ground Floor



First Floor



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